



City of Broken Arrow

Request for Action

File #: 17-2929, **Version:** 1

Broken Arrow Planning Commission
12-07-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of PT17-112, Preliminary Plat, The Estates at Ridgewood, 41.05 acres, 88 Lots, A-1 to RS-3, one-quarter mile north of Houston Street, one-quarter mile east of Midway Road

Background:

Applicant: Dave Coloclin, Paradigm Realty Advisors, LLC
Owner: Armory, LLC
Developer: Paradigm Realty Advisors, LLC
Engineer: Schemmer & Associates
Location: One-quarter mile north of Houston Street, one-quarter mile east of Midway Road
Size of Tract 41.05 acres
Number of Lots: 1 (88 proposed)
Present Zoning: A-1 to RS-3
Comp Plan: Level 2

PT17-112, the preliminary plat for The Estates at Ridgewood, contains 41.05 acres and is proposed to be divided into 88 lots. This property is located one-quarter mile north of Houston Street and one-quarter mile east of Midway Road.

A rezoning request, BAZ-1992, to change the zoning on this property from A-1 to RS-3 has been submitted and will be presented as a public hearing item on the same agenda as this preliminary plat.

This parcel is currently land-locked and has no access to a public street however, a temporary access road is being proposed through the parcel to the south, which is currently in Wagoner County, to Houston Street to the south. The applicant owns both properties and has submitted an application to the City requesting to annex the 40-acres directly south of this property in to the city limits and develop it as the second phase of this proposed subdivision. In addition, the property to the east is currently under review for the conditional final plat of Kensington Ridge II which provides access to Houston Street through another existing subdivision. With access provided from the south and east, this property meets the City of Broken Arrow Subdivision Regulations and the International Fire Code.

Water to this development will be provided by Wagoner County Rural Water District 4. Public sanitary sewer service will be provided by the City of Broken Arrow. According to the FEMA maps, none of this property is located in a 100-year floodplain.

Attachments: Checklist
 Preliminary Plat and Covenants
 Conceptual Utilities

Recommendation:

Staff recommends PT17-112, preliminary plat for The Estates at Ridgewood, be approved, subject to the attached checklist and City Council approval of BAZ-1992.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael Skates**

ALY